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March 17, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ACCEPT \$250,000 IN GRANT FUNDING FROM CLEAN POWER ALLIANCE (CPA) FOR THE BUILDING ELECTRIFICATION ASSISTANCE PROJECT AT WILLOWBROOK SENIOR CENTER (SUPERVISORIAL DISTRICT 2) (4 VOTES)

SUBJECT

Request authority to accept \$250,000 in grant funding received through Clean Power Alliance's (CPA) Local Government Assistance Program for the building electrification assistance project at Willowbrook Senior Center. The project will be implemented by the County of Los Angeles (County) through the Internal Services Department (ISD).

IT IS RECOMMENDED THAT THE BOARD:

Authorize ISD to accept \$250,000 in grant funding, received through Clean Power Alliance's (CPA) Local Government Assistance Program, for the building electrification assistance project at Willowbrook Senior Center.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The County plays a critical role in helping individuals, businesses, and neighborhoods understand their risks and build resilience. Climate Ready Communities (CRC), which the Board of Supervisors (Board) adopted on April 18, 2023, is an initiative to increase resiliency for people, communities, and infrastructure vulnerable to climate risk, while advancing equity and environmental justice, using data informed decision making, and prioritizing projects with limited resources. The California Environmental Protection Agency (CalEPA) classifies the project area as SB 535 Disadvantaged Communities. This designation of disadvantaged communities is based on "geographic, socioeconomic, public health, and environmental hazard criteria".

Approval of the recommended actions will allow ISD to receive grant funds to support the implementation of an energy resilience projects in Willowbrook (Supervisory District 2). Recent events, including the devastating January 2025 fires, underscore the urgency of strengthening the County's "adaptive capacity"—the ability of communities, institutions, and infrastructure to withstand and recover from threats.

The Willowbrook Senior Center provides services for older adults who live in the Watts, Willowbrook, Athens, Westmont, and South Los Angeles areas, and also serves as a cooling center during extreme weather events. A separate phase of the County project will incorporate solar onto the site. The County expects that work to turn the site into a net-zero energy building will be completed by March 6, 2026. The \$250,000 funding award (this is the maximum projected cost for the project) from the CPA is reimbursable as a rebate once the project has been completed.

The County is electrifying the Willowbrook Senior Center and will use CPA's program funding to support the replacement of three (3) 4-ton rooftop HVAC units with electric heat pump units, install a Building Automation System to control the rooftop units, and install a heat pump water heater.

Implementation of Strategic Plan Goals

The recommended action supports the County's Strategic Plan North Star 2 (Foster vibrant and resilient communities) under D. Sustainability, as well as the Board-Directed Priority of Environmental Justice & Climate Health.

Building on the OurCounty Sustainability Plan and the Climate Vulnerability Assessment (CVA), and other department plans, the CRC motion highlights the growing risks from increasing temperatures and extreme heat, wildfires, inland flooding and extreme precipitation, sea-level rise, coastal erosion and flooding, drought, and the impacts that fall most heavily on low-income residents, communities of color, older adults, people with disabilities, and other vulnerable groups.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund because all grant project activities will utilize funding awarded from CPA. ISD's Fiscal Year (FY) 2025-26 adopted budget has included sufficient appropriation to support the project activities. Requests for future FY activities will be submitted with the annual budget request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The \$250,000 in funding (maximum awarded per project) is part of the CPA Energized Communities program designed to assist communities in reaching their sustainability and decarbonization goals. The program will provide tangible pathways to help reduce greenhouse gas emissions, promote resiliency, and ensure a healthier environment, while also creating jobs in the green economy.

ENVIRONMENTAL DOCUMENTATION

The project should be statutorily and categorically exempt from the provisions of the California Environmental Quality Act (CEQA) in that the project meets the criteria for these exemptions as set forth in the California Public Resources Code. These Categorical exemptions, identified by the State Resources Agency in the CEQA Guidelines (§§15300-15333), apply to public activities that have been determined not to have a significant effect on the environment, and are therefore exempt from CEQA requirements to prepare environmental impact documents.

The justification for the Willowbrook project's exemption is that the scope of work consists of the remodeling and refurbishment of existing facilities, which meets the criteria set forth in Sections 15301(a), (d), 15302, 15303, and 15304(c) and (f) of the State CEQA Guidelines and Classes 1(c), (d), and (l), 2, 3, and 4(k) and (m) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. This criteria exempts projects which include repairs and minor alterations to existing public facilities with negligible or no expansion of use, replacement of features with the same purpose and capacity, placement of small equipment and accessory structures, installation of equipment at existing facilities, and/or the minor alteration of land which does not involve the removal of scenic, mature, or healthy trees.

In addition, the project will comply with all applicable regulations, is not located in a sensitive environment, and there are no known cumulative impacts, unusual circumstances, potential damage to scenic highways, inclusion on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that the County's actions may cause a substantial adverse change in the significance of any historic resource, any of which would cause the exemptions to be inapplicable.

ISD will file Notices of Exemption with the Registrar-Recorder/County Clerk and with the State Clearinghouse in the Office of Land Use and Climate Innovation in accordance with section 21152 of the California Public Resources Code and will post the Notices to its website in accordance with section 21092.2.

CONTRACTING PROCESS

ISD utilized a competitive contracting process to award services necessary to deliver the above-mentioned project under its Board-approved Energy Efficiency Project Master Agreement.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will allow ISD to accept \$250,000 in grant funding from CPA for the building electrification assistance project at Willowbrook Senior Center. There are no anticipated impacts to current County services and/or projects associated with the proposed action.

CONCLUSION

Upon Board approval, please return one adopted Board Letter to ISD.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael OWH", with a circular flourish at the end.

MICHAEL OWH

Director

MO:QH:ML:SM:EA:ea

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel